

Llucmajor – Süd

## Unique luxury finca with private golf course and extensive grounds

*Property ID: ES253745402*



**PURCHASE PRICE: 6.350.000 EUR • LIVING SPACE: ca. 460 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 125.000 m<sup>2</sup>**

Property ID: ES253745402 - 07620 Llucmajor – Süd

-  At a glance
-  The property
-  Energy Data
-  A first impression
-  Details of amenities
-  All about the location
-  Other information
-  Contact partner

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## At a glance

Property ID	<b>ES253745402</b>	Purchase Price	<b>6.350.000 EUR</b>
Living Space	<b>ca. 460 m<sup>2</sup></b>	Condition of property	<b>Like new</b>
Rooms	<b>7</b>	Equipment	<b>Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen</b>
Bedrooms	<b>4</b>		
Bathrooms	<b>4</b>		
Year of construction	<b>2022</b>		
Type of parking	<b>2 x Car port</b>		

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## Energy Data

Type of heating	Underfloor heating
Energy information	At the time of preparing the document, no energy certificate was available.

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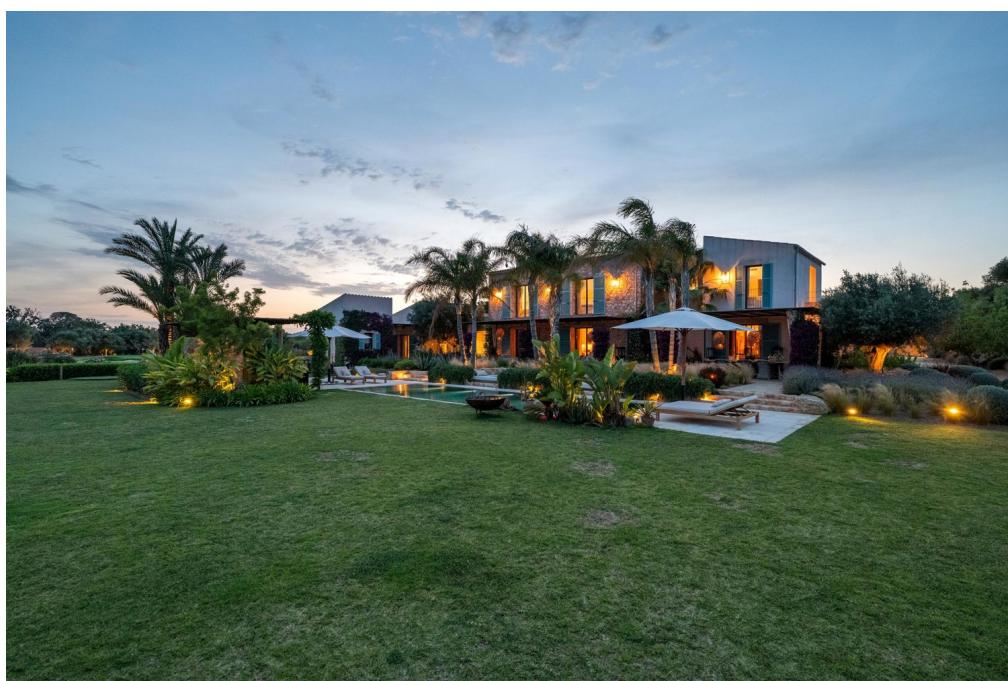
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## A first impression

This modern property extends over around 12.5 hectares and combines contemporary architecture with high-quality furnishings. In addition to absolute privacy, the property offers special features such as a private golf course - a unique selling point on Mallorca.

The main house comprises around 460 m<sup>2</sup> of living space. Generous window areas create bright, open rooms and open up wide views of the surrounding landscape. The combination of natural materials such as wood and stone as well as modern building technology ensures a harmonious combination of comfort and aesthetics.

Four bedrooms - each with its own en suite bathroom - are available. The master suite also offers a dressing room, a spacious bathroom and an outdoor shower. The open-plan kitchen is integrated into the living area and provides direct access to the terraces and outdoor areas.

The main house is complemented by a separate guest house with bedroom, bathroom and veranda. A further outbuilding can be used flexibly as a fitness room, sauna, work area or additional bedroom.

The spacious plot was designed by a landscape architect. In addition to the approximately 10,000 m<sup>2</sup> golf course, features include a heated infinity pool, a boules court, a fire pit, an approximately 1.8-kilometer jogging trail and a chicken coop with livestock. The garden areas combine Mediterranean planting with fruit trees, herbs and vegetable patches. An automated irrigation system ensures efficient maintenance.

The property is also well equipped technically: a photovoltaic system with battery storage, an emergency power generator and its own water supply ensure a high degree of independence. This is complemented by modern security and maintenance systems.

There is particular potential in the existing planning permission for a further residential building with an area of up to 500 m<sup>2</sup>. Two separate access roads open up flexible usage options - ideal for families, guests or as an investment property.

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## Details of amenities

-10,000m2 private golf course

-1.8km jogging path

- Chicken coop with livestock

-self-sufficient garden

Built-in wardrobes

-Walk-in closet

- Heated pool

-Furnished

-Unobstructed view

-Automatic irrigation system

- Summer kitchen

-Guest house

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## All about the location

Llucmajor is an idyllic municipality in the south of Mallorca, located at the foot of the Randa mountain with its impressive monastery, which is known for its spiritual atmosphere. This location gives the town a particularly peaceful and relaxed feel, where the clocks really do tick more slowly. Despite its proximity to the island's capital Palma, which is only around 28 km away, and the airport, which is only around 25 km away, Llucmajor remains a place that stays away from the hustle and bustle of the big city and offers a relaxed way of life.

The picturesque old town of Llucmajor captivates visitors with its narrow streets and historic buildings. Particularly noteworthy is Plaza España, the central square, where the imposing town hall is located and numerous cafés invite you to linger. Those interested in archaeology will also get their money's worth here, as numerous talayots, prehistoric buildings that provide a fascinating insight into the early history of the island, can be discovered in the surrounding area.

The region around Llucmajor also offers a variety of nature experiences: The Mondragó Nature Park is just a short trip away and is perfect for hiking and exploring. The nearby beaches, such as Playa de S'Arenal, Playa de Cala Pi, Cala Mosques or the famous Es Trenc, are ideal destinations for sun worshippers and water sports enthusiasts.

With around 40,000 inhabitants, Llucmajor has the character of a lively yet quiet municipality that has retained its authentic charm. Here, rural life and good connections to the island's larger towns combine to create a unique living experience. Llucmajor is the perfect place for anyone who wants to enjoy the tranquillity of nature, but does not want to do without the amenities of a larger town.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

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Placa Hostals 11, 07320 Santa Maria del Camí

Tel.: +34 871 - 201 945

E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)

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